

23 JUL 1971

MEMORANDUM FOR: Acting Director of Logistics

THROUGH : Chief, Real Estate and Construction Division, OL
SUBJECT : NCPC Review of Proposed Garage Project - Headquarters

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1. This memorandum is for your information only.
 2. In accordance with a request by Mr. Ed Hromanik of NCPC, a meeting was held on 21 July, 1400 hours, to discuss the project, particularly details concerning the site and the economic/environmental statement which had been submitted 14 July with the diagrammatic design drawings. In attendance were: Ed Hromanik and Dave MacKianon of NCPC Federal Planning Staff; George Hartman, the GSA project co-ordinator, and [REDACTED] of RECD. (See Attachments A and B for NCPC membership and organization structure.)
 3. Additional data were given verbally regarding the boiler fuel and pollutant record, sewage system description, solid waste disposal methods, and the salary range and commuting time for 13 employees affected by the project. No hard copy was requested or submitted.
 4. Discussion of the project site led Mr. Hromanik to express concern that we might not have property on which to build and that placing a corner of the garage along with the canopies on land now in the status of Revocable Use Permit was improper. Explanation that this site design is in anticipation of the use permit lands being permanently assigned to the Agency to no avail, he took a stiff attitude that proof of specific project approval by the Federal Highway Administration was required to satisfy NCPC. (Note: The diagrammatic drawings have not been shown to Fairbanks Highway Research Station personnel. They have seen the prior scheme with the garage totally on Agency land during negotiations for the 2.3 acres of use permit land.) He felt Mr. Bartelsmeyer, Deputy FHWA Administrator, who is a member of NCPC Federal Planning Committee, should be informed of the project details. What is really needed here is for NCPC to understand the facts of the surplus property disposal agreements.

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5. Mr. Hromanik is also concerned about the master plan. He claims NCPC assumed the Agency requested an executive session in order to show a master plan and cannot understand the necessity for reviewing the garage in a private hearing.

6. Hearing Procedures: The meetings of the Federal Projects Subcommittee and those of the full Commission are held in a large conference room with the NCPC members seated in a large open U facing display boards. Seating for the public and the press is to the sides. (See Attachment C, room plan.)

a. The 4 August hearing will consist of a review by the Federal Planning and Projects Committee of the Commission for preliminary approval of the project and the site location. Procedure for the hearing is in three steps.

First, Mr. Hromanik will introduce the project by briefing the Committee on the background. Secondly, the Agency will make its presentation and is free to utilize GSA representatives and the contract architect as spokesmen. Graphic materials are required. Thirdly, Mr. Hromanik will make NCPC staff recommendations to the Committee. Last, the Committee will pass judgment on the project and approve the project to be heard at the full Commission meeting the following day.

b. Full Commission hearings are conducted in the same manner as outlined above for Committee hearings. In most cases the Commission accepts recommendations of the Committee.

c. Projected times for the executive sessions are 1030 hours, 4 August, and 1500 hours, 5 August. Confirmation of these times will be forthcoming.

d. Final review and approval of projects are required when the architect has finished his design, but before construction bidding. At this time NCPC requires submission of the official statement, if required, of the environmental impact made to the Council on Environmental Quality. Procedures for scheduling and conducting final hearings are the same as previous hearings. The project will probably be ready for final review in February or March 1972.

7. Environmental Impact Statements:

a. Mr. Hromanik stated that the intent of recently issued NCPC guidelines is to insure only that detailed environmental information is supplied to NCPC. Making such statements to NCPC in no way substitutes for the requirements this Agency has toward the Council on Environmental Quality derived from Executive orders based in the National Environmental Policy Act.

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b. GSA policy places full responsibility for environmental statements on the agency that wishes to build. If the client agency so requests, GSA will retain a consultant to prepare statements on a fully reimbursable basis in the manner that they retain A&E's on contract. Determination, if a statement is required, is incumbent on the client agency.

SIGNED

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Staff Architect
Real Estate and Construction Division

Atts

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